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County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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~~March 23, 2009~~
September 3, 2009

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Title; Project Number(s); Environmental Log Number:

Embly; GPA 07-007; REZ 07-004; TPM 21062; AP 07-001; ER 07-08-003
2. Lead agency name and address:
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666
3. a. Contact Terry Powers, Project Manager
b. Phone number: (858) 694-3754
c. E-mail: powers@sdcounty.ca.gov.
4. Project location:

The project site is located on 3255 Summit Drive in the North County
Metropolitan Subregional Plan, within unincorporated San Diego County

Thomas Brothers Coordinates: Page 1130, Grid F/6
5. Project Applicant name and address:

March 23, 2008

Edward E. Embly and Jeannine E. Trust, 3255 Summit Drive, Escondido, CA
92025

6. Existing General Plan Designation
Regional Category: Environmentally Constrained Area (ESA)
Community Plan: North County Metro

Land Use Designation: (20) General Agriculture
Density: 1 du/10 (or 40 acres outside CWA boundary)
7. Proposed General Plan
Regional Category: ~~Country Residential Development Area CRDA~~
Current Urban Development Area CUDA
Community Plan: North County Metro
Land Use Designation: (1) Residential
Density: 1 du/1, 2, or 4 acres
8. Existing Zoning
Use Regulation: A70
Minimum Lot Size: 10 acres
Special Area Regulation: A
9. Proposed Zoning
Use Regulation: A70
Minimum Lot Size: 1 acre net
Special Area Regulation: None
10. Description of project

The project consists of a General Plan Amendment (GPA), a Zone Reclassification (REZ), an Agricultural Preserve Disestablishment and a Tentative Parcel Map (TPM) to subdivide a 9.79 acre parcel into four lots and a remainder parcel. The proposed lot sizes would range from 1.49 to 3.52 gross acres. The Agricultural Preserve Disestablishment would remove the agricultural designation on the property which currently requires a minimum lot size of 10 acres. The GPA and REZ would amend the General Plan and Zoning to allow an increase in density to minimum 1.0 acre parcels. The proposed GPA would change the Regional Category from (1.6) Environmentally Constrained Area (ECA) to ~~(1.55) Country Residential Development Area (CRDA)~~ (1.1) Current Urban Development Area CUDA and change the Land Use Designation from (20) General Agriculture to (1) Residential which would allow one dwelling unit per one, two or four acres. The proposed GPA would permit parcel sizes of 1 acre gross on all proposed lots except Parcel 4 and the Remainder Parcel, which

Discussion/Explanation:

Less than Significant Impact: The project consists of a General Plan Amendment (GPA), a Zone Reclassification (REZ), an Agricultural Preserve Disestablishment and a Tentative Parcel Map (TPM) to subdivide a 9.79 acre parcel into four lots and a remainder parcel. The proposed lot sizes would range from 1.49 to 3.52 gross acres. The Agricultural Preserve Disestablishment would remove the agricultural designation on the property which currently requires a minimum lot size of 10 acres. The GPA and REZ would amend the General Plan and Zoning to allow minimum 1.0 acre parcels. The proposed General Plan GPA would change the Regional Category from 1.6 Environmentally Constrained Area (ECA) to ~~(1.55) Country Residential Development Area (CRDA)~~ (1.1) Current Urban Development Area CUD and change the Land Use Designation from (20) General Agriculture to (1) Residential which would allow one dwelling unit per one, two or four acres (based on slope). The REZ would maintain the (A70) Limited Agricultural Use regulations, but proposes to change the minimum lot size from 10-acres to 1-acre and to remove the "A" Agriculture Preserve special area designator. The proposed project has gross parcel sizes and density that are consistent with the amended General Plan designation and reclassified Zoning regulations. The proposed project is also consistent with the policies of the North County Metropolitan Subregional Plan.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Although the project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of undetermined mineral resources MRZ-3, a staff geologist has reviewed the site's geologic environment and has determined that the site is not located within an alluvial river valley or underlain by coastal marine/non-marine granular deposits. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.